

MTC 1396-9174

THIS SPACE

2008-015263
Klamath County, Oregon

Mechelle Phillips

1225 Far West

Central Point, Or 97502

Grantor's Name and Address

Bryan Phillips

3302 Raymond St.

Klamath Falls, OR 97603

Grantee's Name and Address



00056090200800152630010012

11/12/2008 11:34:45 AM

Fee: \$21.00

After recording return to:

Bryan Phillips

3302 Raymond St.

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:

Bryan Phillips

3302 Raymond St.

Klamath Falls, OR 97603

BSDBUYER

MTC 1396 -

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That Mechelle Phillips, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Bryan S. Phillips, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

Lot 4 in Block 2 of FIRST ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the existing encumbrances on the real property which Grantee has agreed to assume and pay and hold the Grantor harmless from any and all liability. Said Decree states that Grantee will refinance the real property within one year of decree dated September 25, 2008, Klamath County Circuit Court File 0804181CV.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is Spere decree of dissolution.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30 day of October, 2008; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Mechelle Phillips
Mechelle Phillips

State of Oregon

County of KLAMATH



This instrument was acknowledged before me on October 30th, 2008 by Mechelle Phillips as her voluntary act and deed.

Ashley Osburn
(Notary Public for Oregon)

My commission expires Mar. 11, 2011

AMERITITLE has recorded this
instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein.

21amt